

Public Policy Initiatives

INVESTING in AMERICA

A Comprehensive Approach to Rebuilding America's Infrastructure



International Facility Management Association
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As the 111th Congress and the Obama administration face the job of jump-starting the country's struggling economy, investment in the nation's aging building stock should be considered as a way to create jobs and stimulate economic growth. Investment in the nation's buildings will lead to energy



savings and independence, and will stimulate substantial economic growth by creating millions of manufacturing, construction and service sector jobs.

As debate over infrastructure investment continues, provisions for developing energy efficient green buildings, a comprehensive system to reduce greenhouse gas emissions, and increased training for facility management professionals should also be considered. These investments can be made in a way that ensures the long-term value and performance of existing buildings, yielding the best long-term return on investment for the American taxpayer.

The International Facility Management Association (IFMA) is uniquely positioned to provide information and perspective to Congress and the administration on issues affecting sustainability in relation to the totality of the built environment.

About IFMA

IFMA is the world's largest and most widely recognized international association for professional facility managers,

supporting more than 19,500 members in 60 countries. The association's members, represented in 125 chapters and 15 councils worldwide and two communities of practice manage more than 37 billion square feet of property and annually purchase more than \$100 billion in products and services. Formed in 1980, IFMA certifies facility managers, conducts research, provides educational programs, recognizes facility management degree and certificate programs and produces World Workplace, the world's largest facility management conference and exposition (www.ifma.org). The association is pleased to serve as an unbiased source of facility management expertise. It provides access to a network of facility practitioners in industrialized and emerging nations worldwide. Good facility management practices deliver economic and environmental benefits. Additionally IFMA is currently pursuing the following policy initiatives to address national and global sustainability concerns:

Infrastructure Investment

The U.S. federal government is the world's largest single owner of facilities, owning and operating more than 500,000 buildings and structures as well as the requisite infrastructure. In both the public and private sector, organizations are facing the largest collection of aging buildings ever encountered. Deferred

maintenance has taken its toll on facilities in which funding for repairs has been allocated elsewhere. IFMA research indicates that fewer than 25 percent of facilities have budgeted the recommended 2 to 4 percent of current replacement value for routine maintenance and repair.

As facilities and infrastructure approach the end of their expected lifecycles, decisions concerning repair, reuse or replacement will increasingly be faced by facility management professionals. All facilities must be assessed to determine the most prudent next step: to maintain, upgrade, adaptively reuse, downgrade or demolish.

IFMA recommends a substantial reinvestment in the nation's building stock. Buildings in both the public and private sector must be updated to ensure that they are assets, not liabilities, in the achievement of an organization's strategic purpose. Reinvestment in America's commercial building stock can be made in a way that promotes the utilization of high performance, energy efficient building technologies that move the country away from dependence on foreign energy sources. In addition, facilities should be operated and maintained using continuous commissioning logic and managed by qualified facility management professionals.



Education and Training

In a recent report, *Core Competencies for Federal Facilities Asset Management Through 2020*, the Federal Facilities Council highlighted a number of obstacles facing federal facility managers. The report notes that in this time of aging facilities and shrinking budgets, the condition of U.S. government facilities worldwide is exacerbated by a loss of human capital. Retiring facility managers are taking their institutional knowledge with them and their younger replacements often lack an advanced facility management skill set. There is a clear need for expansion of education in core competencies for federal facilities asset management, with a special emphasis on sustainability.

As Congress works to stimulate the U.S. economy through investment in high performance commercial building, the individuals tasked with leading the operation and maintenance of these systems must have the requisite training. IFMA has worked with universities nationwide to develop certificate programs as well as majors in facility management at the baccalaureate and post-baccalaureate levels. Formal training in facility management is the only way to ensure that buildings are run in a way that maximizes their performance—assuring that they retain value through their lifecycles.

Research by IFMA and the American Institute of Architects has found that a surprising number of high performance building systems do not work as designed, largely because they do not receive proper maintenance and upkeep. IFMA therefore recommends that all senior federal real property managers have a facility management credential assuring the proper training and tools to do their jobs effectively.

Energy Efficiency

The built environment—facilities such as factories, schools, hospitals and office centers—have a staggering impact on our nation's energy usage. These buildings consume 40 percent of the country's primary energy and more than 70 percent of electricity. This energy usage can be significantly reduced through investment in high performance building technologies. Such an investment would not only cut our energy use and reduce dependence on foreign fuel sources, but would also spur job creation in the new green collar sector. Robert Pollin, a University of Massachusetts professor, notes that a \$100 million investment targeted at energy-related



activities would create two million jobs. IFMA is committed to working with public and private sector partners to improve energy efficiency in commercial buildings. We believe that investment in more energy efficient systems can be achieved through executive orders, targeted tax breaks, and other government incentives—in some cases pre-empting burdensome state regulations. In the implementation of such initiatives, a well-trained staff of facility

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management professionals provides working knowledge of industry trends, best practices and available resources—all essential to ensure that buildings are run as efficiently as possible and to move our country toward its goal of energy independence.

Greenhouse Gas Emissions

In the United States, buildings are responsible for 38 percent of the country's greenhouse gas emissions. This number is roughly equivalent to the combined carbon emissions of France, the United Kingdom and Japan. As one of the largest producers of greenhouse gases, the built environment can play a central role in reducing greenhouse gas emissions and stemming the tide of global climate change.

IFMA is cognizant of the need to balance the competing concerns of economic growth and the reduction of greenhouse gas emissions. Because the implementation of a carbon cap and trade system could have the unintended effect of increasing exportation of American jobs, IFMA supports the reduction of greenhouse gases with programs that will not drive U.S. jobs overseas nor deleteriously impact worldwide environmental endeavors. Regarding emissions as well as energy efficiency, the federal government can promote business investment in sustainable practices through approaches that create new green collar jobs while saving the environment.

Conclusion

Facility management is a holistic approach to a range of technical issues confronted by the country's commercial buildings. As the world's largest professional association for facility managers, IFMA stands ready to provide insight and guidance on issues affecting the totality of the built environment. In this way it can contribute to the long-term strength of our nation's infrastructure. We look forward to working with the new administration and the 111th Congress in addressing these challenges.

Resources

IFMA Facility Management Forecast 2007 - Exploring the Current Trends and Future Outlook for Facility Management Professionals

http://www.ifma.org/tools/research/forecasting_reports.cfm

Benchmarks V – Annual Facility Costs, Research Report #30

http://www.ifma.org/tools/research/benchmarks_v.cfm

Space and Project Management Benchmarks, Research Report #28

http://www.ifma.org/tools/research/rr_28.cfm

An Inside Look At FM Outsourcing, Research Report # 27

http://www.ifma.org/tools/research/rr_27.cfm

Research - Operations and Maintenance Benchmarks 2005

http://www.ifma.org/tools/research/o_m_bench2005.cfm

IFMA/Johnson Controls Energy Efficiency Indicator (EEI) Results

http://www.ifma.org/tools/research/surveys/2008_energyeffindex.pdf

IFMA's Green Practices Study

<http://www.ifma.org/tools/research/surveys/GreenSurveyResults2008.pdf>

IFMA's facility management credentials

http://www.ifma.org/learning/fm_credentials/index.cfm

IFMA's Certified Facility Manager® competency areas

http://www.ifma.org/learning/fm_credentials/competencies.cfm

IFMA legislative issue briefs

http://www.ifma.org/learning/fm_credentials/index.cfm

IFMA's press releases

http://www.ifma.org/tools/press_releases.cfm

IFMA social media outlets

http://www.ifma.org/tools/media_room/socialmedia.cfm

A brief history of IFMA

http://www.ifma.org/tools/media_room/brief_history.cfm

IFMA fast facts

http://www.ifma.org/tools/media_room/fast_facts.cfm

A profile of facility management professionals

http://www.ifma.org/tools/media_room/ifma_profile.cfm

Addendum

Table 3.7 Examples of Functions and Skills That Might Be Required to Support an Organization's Missions

(Taken from the National Research Council of the National Academies, Core Competencies for Federal Facilities Asset Management Through 2020, page 54)

TECHNICAL	BUSINESS	BEHAVIORAL	ENTERPRISE KNOWLEDGE
Operations and maintenance	Strategic planning	Leadership	Mission
Planning and design	Asset management	Teamwork/ team building	Vision
Building systems	Finance and accounting	Interpersonal relationships	Strategic direction
Project management	Contract monitoring	Mentoring/coaching	Values
Construction	Procurement	Negotiating	Culture/trust
Code compliance	Real estate	Critical thinking	Systems
Cost estimating	Acquisition and leasing	Communications	Processes
Space planning	Business lexicon	Change management	Resource allocation
Environmental, health and safety	Risk management	Quality and innovation	
Energy management	Contingency planning	Future issues/ trending	
FM technology	Ethics/law	Performance measurement	
Sustainability	Marketing	Benchmarking	
Commissioning	Human resources		
Security	Professional development		
Life-cycle analyses	Organizational planning		

* Skills in bold are part of IFMA's nine facility management core competencies.